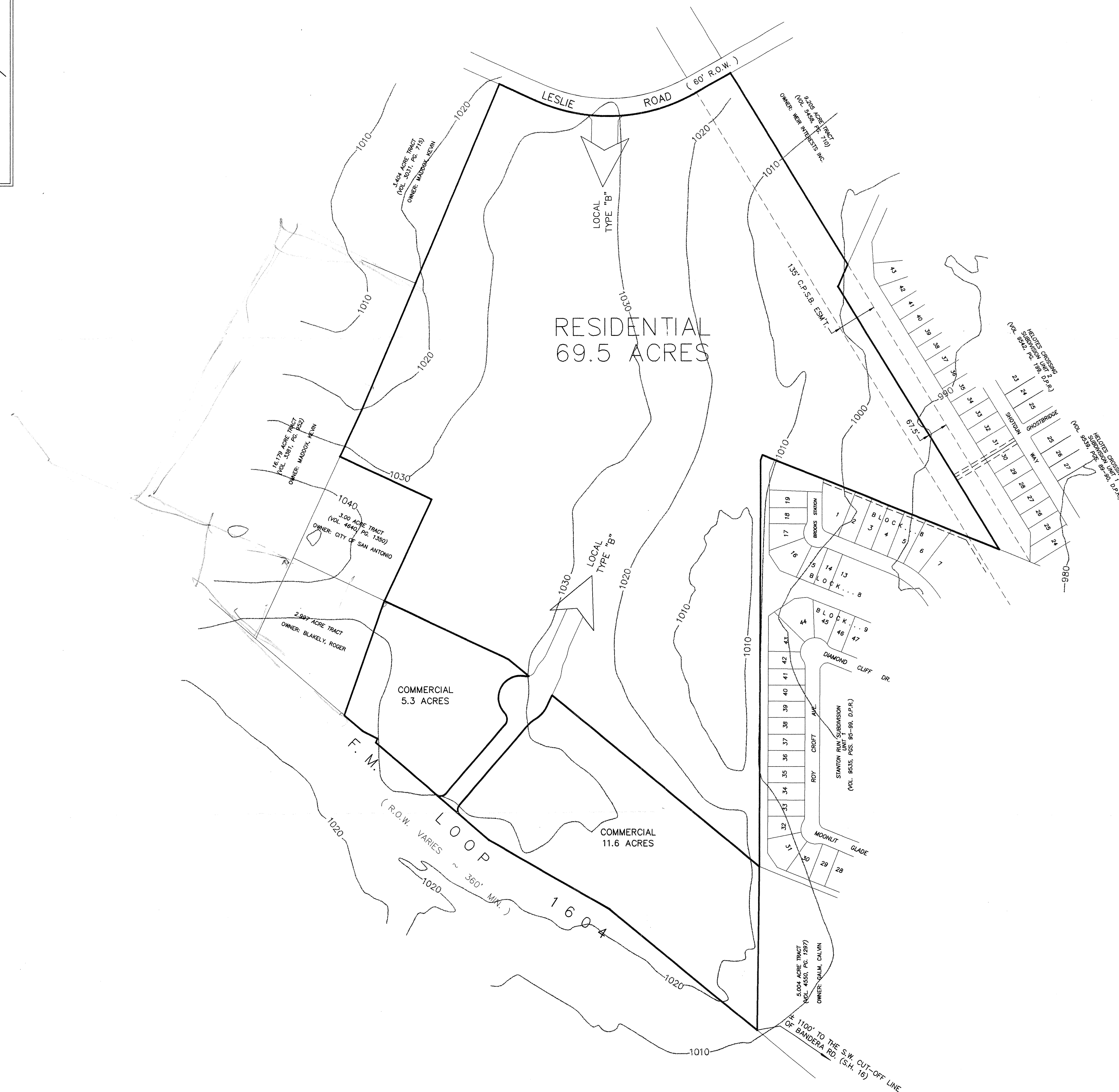
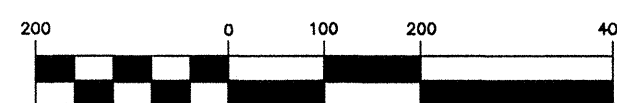




99 MAY 28 11  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



1 inch = 200 ft.



WATER: SAN ANTONIO WATER SYSTEM  
SEWER: SAN ANTONIO RIVER AUTHORITY  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

NOTE:  
STREET LAYOUT IS APPROXIMATE.  
APPROXIMATELY FIVE PHASES - SINGLE  
FAMILY AND FIVE PHASES - COMMERCIAL

DEVELOPER:  
CONTINENTAL HOMES OF TEXAS, L.P.  
14206 NORTH BROOK  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-2668

PLAN HAS BEEN ACCEPTED BY \_\_\_\_\_  
 COSA *Bill Delpy*  
 7-30-99 642  
 (date) (number)  
 If no plats are filed, plan will  
 expire on 7-28-01  
 1st plat filed on \_\_\_\_\_

P.O.A.D.P. PLAN  
for  
HEIGHTS @ HELOTES



**W.F. CASTELLA & ASSOCIATES, INC.**  
Engineers – Surveyors – Planners  
10359 W. Hildebrand – San Antonio, Texas 78201 – (210) 734-5351

REVISIONS:

JOB NO. 46701.00  
FILE: \_\_\_\_\_  
DATE: 05/13/99  
DESIGN: \_\_\_\_\_  
DRAWN: M.G.  
CHECKED: \_\_\_\_\_  
SHEET 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

642

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 5/28/99 Name of POADP: HEIGHTS AT HELOTES  
Owners: CONTINENTAL HOMES Consulting Firm: W.F. CASTELLA & ASSOC.  
Address: 14206 NORTH BROOK Address: 1039 W. HILDEBRAND  
SA TX 78232 SA TX 78201  
Phone: 490 2668 Phone: 734 5351  
Existing zoning: Temp R-1 Proposed zoning: (P-1)R-1 & B-3  
Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 10 ☒ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 6  
Ferguson map grid 54G E3, F3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>280</u>	<u>69.5</u>
Multi-family (MF)	<u>1</u>	<u>10.9</u>
Commercial and non-residential	<u>10</u>	

Is there a previous POADP for this Site? Name Unk No. \_\_\_\_\_  
Is there a corresponding PUD for this site? Name In process No. \_\_\_\_\_  
Plats associated with this POADP or site? Name HEIGHTS AT HELOTES No. 990316  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN Signature: Steven E. Hanan  
Date: 5/28/99 Phone: 734 5351 Fax: 734-5363

RECEIVED  
99 MAY 28 PM 2:53  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



# CITY OF SAN ANTONIO

August 10, 1999

Steven E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Heights at Helotes

POADP # 642

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Heights at Helotes Preliminary Overall Area Development Plan # 642. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Public Works expressed concern about having an A Local street at the entrance. This may be addressed again at the platting process.



Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



Jun 2 '99	9:41	P.01
POST-IT FAX NOTE	10/1	6/2/99 pages 1
To Elizabeth C. Noel	From Jessc Hayes	
Co/Dept CSA Planning	Co. Tx DOT	
Phone # 207 7893	Phone # 615 5860	
Fax # 207 4441	Fax #	



P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

June 1, 1999

**P.O.A.D.P REVIEW**

Heights @ Helotes

Located on Loop 1604, 1100' southwest of SH 16

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' right of way flares will be required at the intersection of the planned type "B" street and Loop 1604.

Access Limits/Restrictions

The property identified as "Commercial 5.3 acres" is eligible for a maximum combined total of two access points, which includes the type "B" street. The property identified as "Commercial 11.6 acres" is eligible for a maximum combined total of five access points, which includes the type "B" street. Locations and permitting will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:** An existing entrance ramp lies within the frontage of the property identified as "Commercial 11.6 acres". No access will be permitted within the gore area of this entrance ramp, and no modifications or relocation of this ramp will be permitted.

Judy Friesenhahn, P.E.

Advanced Project  
Development Engineer

**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

*Heights @  
Helotes*

TO: Zoning Commission

FROM: Engineering Division and Traffic

COPIES TO: File

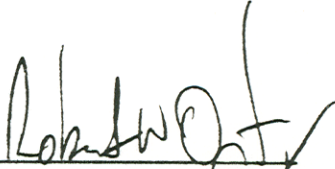
SUBJECT: 86.4 Acre Blakely Tract: Level 3 Traffic Impact Analysis

Date: June 10, 1999

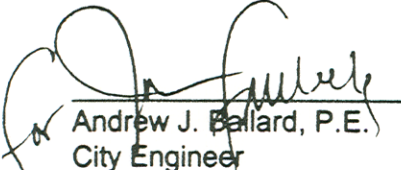
The Streets and Traffic Engineering Division has reviewed the Level-3 Traffic Impact Analysis for the proposed residential and commercial development located between Loop 1604 and Leslie Road west of Bandera Hwy. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

The residential portion is proposed to consist of a 280 Private Unit Development and is expected to generate up to 157 peak hour trips. Two gated access points will be provided, one on Leslie Road and one on the west end of the public street extension to the access road of Loop 1604.

The commercial portion will consist of a total of 1,750 feet of frontage on Loop 1604 divided by the 500 feet public street extension. Intended to generate 914 peak hour trips, the commercial development will have up to six access points onto the one way frontage road on Loop 1604, pending approval from the Texas Department of Transportation.

  
Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:

  
Andrew J. Ballard, P.E.  
City Engineer





City of San Antonio  
Planning Department  
Subdivision Section

RECEIVED JUN 16 1999

# REQUEST FOR REVIEW

TO: CITY ARBORIST Date 6/15/99

FROM: W.F. CASTELLA & ASSOCIATES 734-5351

ITEM NAME: HEIGHTS AT HELOTES FILE # \_\_\_\_\_

RE: P.O.A.D.P. REVIEW

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days   
 ☐ Variance-15 days   
 ☒ POADP's-10 days  
☐ Plat deferral-30 days   
 ☐ Plan / legal doc-15 days   
 ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE  
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

Compliance with the Preservation Ordinance  
is required at platting or site work  
stage

D. Reid                      City Arborist                      8/10/99  
 Signature                      Title                      Date



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1517484

AMT ENCLOSED \_\_\_\_\_

50-04-5573  
CONTINENTAL HOMES, INC.  
14206 NORTH BROOK  
S.A. TX. 78232

AMOUNT DUE 370.00  
INVOICE DATE 6/14/1999  
DUE DATE 6/14/1999

-----  
PHONE: 000 - 0000

POADP FEE  
HEIGHTS AT HELOTES

FACILITY LOCATION: 100 COMMERCE ST,W

-----  
INVOICE DATE 6/14/1999 INVOICE 1517484 ACCOUNT 50-04-5573 DUE DATE 6/14/1999 OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 06/13/1999 CK# 026759 HEIGHTS @HELOTE  
END 06/13/1999  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

-----

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓



# TRANSMITTAL LETTER

**W.F. CASTELLA & ASSOCIATES, INC.**  
**ENGINEERS • SURVEYORS • PLANNERS**  
1039 W. Hildebrand • San Antonio, Texas 78201-4656  
(210) 734-5351 \* FAX 734-5363

Date: 5/28/99

To: PLANNING

Project No.: 46701.00 T/LC: 30 K

Re: HEIGHTS AT  
HELOTES  
P.O.A.D.P.

ELIZABETH CAROL

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications  
☒ Copy of Letter ☐ Change Order ☐ Invoices ☐ \_\_\_\_\_

SETS	COPIES PER SET	DESCRIPTION
<u>1</u>	<u>1</u>	<u>CHECK \$ 370</u>
<u>1</u>	<u>1.8 1/2 x 11</u>	<u>COPY "POADP APPLICATION"</u>
<u>6</u>	<u>1.24 x 36</u>	<u>" "</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ For payment ☐ \_\_\_\_\_  
☐ FOR BID DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]

5401

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP (*unknown at this time*);
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- NA* ☐ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- NA* ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076; *Could not locate.*
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. HANAU Signature: *Steven E. Hanau*



If you have any questions please call Elizabeth Carol at 207-7900